

## AGENDA



Thursday, November 20, 2008

**Public Hearings and Possible Actions  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 102**

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**Subject:** Conduct a public hearing and consider an ordinance regarding floodplain variances requested by Mr. and Mrs. Carmelo Macias to allow construction of a single-family residence at 10017 Wild Dunes Drive in the 100-year floodplain of Onion Creek with proposed finished floor elevation being one foot above the 100-year floodplain elevation and limiting the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain by excluding the footprint of the proposed structure from the easement dedication requirement.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**For More Information:** Mapi Vigil, P.E., 974-3384; Kevin Shunk, P.E., 974-9176; Ray Windsor, CFM, 974-3362

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Mr. and Mrs. Carmelo Macias, through their agent, Mr. Todd Blenden, P.E. of Commercial Engineering, Inc., propose construction of a single-family house at 10017 Wild Dunes Drive. The proposed residence is the subject of Building Permit application number BP-08-060784R.

The proposed structure would contain 3,695 square feet, which includes 2,510 sq. ft. of conditioned space, 457 sq. ft. of wood deck, 132 sq. ft. of covered porch, and 596 sq. ft. of detached garage. Currently the property is vacant of structures. The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a building permit to 1) construct the house within the 100-year floodplain; 2) exclude the footprint of the proposed structure from the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain; and 3) not provide vehicular or pedestrian access to an area at or above the Regulatory Flood Datum (RFD), which is defined as the 100-year floodplain elevation plus one foot.

The depth of water in Wild Dunes Drive adjacent to the property during the 100-year flood event is up to 5.3 feet deep. The depth of water at the proposed house would be up to 4.1 feet deep. And the detached garage would be inundated by 3.3 feet of water. The proposed house will have its finished floor elevation one-foot above the 100-year floodplain elevation. The proposed detached garage will have its finished floor elevation 3.3 feet below the 100-year floodplain elevation.

There have been two previous floodplain variance requests in the vicinity of this property. On December 16, 2004, City Council voted to approve a floodplain variance for a single-family structure in the 100-year floodplain at 10027 Wild Dunes Drive. On June 5, 2008, City Council voted to deny a floodplain variance request for a single-family structure in the 100-year floodplain at 10021 Wild Dunes Drive, which is two lots southeast of 10017 Wild Dunes Drive.